

# Harrison Robinson

Estate Agents



## Cherry Tree Cottage, 142 Main Street, Burley in Wharfedale, LS29 7JP

Price Guide £545,000



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01943 968 086



## GROUND FLOOR

### Entrance Hall

A solid timber entrance door with leaded transom light opens into a welcoming hall with attractive, black and white floor tiling and space to hang coats. Original pine doors open into the lounge and living dining kitchen and a further door leads down to the converted basement where one finds a spacious utility room and double bedroom with en suite shower room.

### Lounge

14'9" x 10'10" (4.52 x 3.32)

A lovely, comfortable room with recently exposed, original fireplace with heavy Yorkshire stone hearth and exposed brickwork. A large, double glazed, leaded window with high quality wooden shutters allows lots of natural light. Carpeted flooring, coving, radiator. High ceilings add to the feeling of space. A further door leads to the rear hall and through to the living dining kitchen.

### Rear Porch

Accessed from the rear hall via an original, half glazed, pine door this is a useful room in which to store coats and shoes after a long walk in the surrounding countryside. Wooden flooring, exposed beams. A timber, stable door gives access to the garden and a window affords natural light.

### Living Dining Kitchen

27'8" x 10'11" (max) (8.45 x 3.33 (max))

A light and airy room courtesy of a large double glazed window to the front elevation and newly installed, uPVC, double glazed sliding patio doors to the rear. The kitchen is fitted with high quality base and wall units and drawers with stainless steel handles, solid oak work surfaces and newly tiled splashbacks. A full complement of integral appliances include fridge freezer, dishwasher, two, Neff, hide and slide, eye level, electric ovens and a five ring, induction hob with stainless steel extractor hood over. A one and a half bowl, ceramic sink with traditional style, chrome mixer tap sits beneath the window affording lovely village views. Open into a spacious living dining area with impressive log burner set on a stone hearth with heavy stone lintels and with ample room for a family dining table and sofa. High ceilings, exposed painted beams, floorboards, radiator. This is a great entertaining space where one can imagine many happy times with family and friends, bringing the outside in in summer months with the patio doors open to the garden.

## LOWER GROUND FLOOR

### Utility Room

13'10" x 10'0" (4.22 x 3.07)

A spacious laundry room with space and plumbing for a washing machine and tumble dryer, stainless steel sink with chrome mixer tap, laminate worksurface and tiled splashback. Wood effect, vinyl flooring, downlighting, radiator, extractor. Ample storage space for all the family's paraphernalia. This area could be developed further to create a lounge/kitchenette as part of a self contained basement flat if desired.

### Bedroom Four/Guest Bedroom

13'10" x 9'3" (4.22 x 2.84)

A good sized, double bedroom with double glazed window to the side elevation and glazed door to the rear giving access to the garden via stone steps and a wrought iron gate. Carpeted flooring, radiator, downlighting, recessed shelving, cupboard housing the new consumer unit, door into:

### En Suite Shower Room

With low level w/c, pedestal hand basin with chrome taps and tiled splashback and separate shower cubicle with electric shower and curved, glazed doors. Useful shelving, tiled flooring, downlighting, extractor.

## FIRST FLOOR

### Landing

A carpeted staircase with handrails leads up to the first floor landing where one is greeted by a beautiful, double glazed, decorative, stained glass window allowing lots of natural light. Original pine doors open into two double bedrooms and the large, recently upgraded, five-piece house bathroom. A door opens to a staircase leading up to the second floor bedroom. Carpeted flooring, exposed painted beams, radiator.

### Bedroom One

13'10" x 10'10" (4.22 x 3.32)

A good sized, double bedroom to the front elevation with double glazed window affording lovely long distance views across to the moor. Floor to ceiling fitted wardrobes with sliding doors, floorboards, original cast iron fireplace with slate hearth, radiator.

### Bedroom Two

15'8" x 7'8" (4.8 x 2.34)

A spacious, extended, double bedroom to the rear of the house with double glazed window overlooking the rear garden and with lovely

views across to the countryside beyond. Exposed painted beams, carpeted flooring, radiator.

## Bathroom

A large, light and airy, recently upgraded bathroom with high level w/c, two pedestal hand basins with traditional style chrome taps, cast iron, claw foot bath with telephone style shower attachment and separate, fully tiled shower cubicle with thermostatic drench shower. Floorboards, metro tiling to half height, dado rail, downlighting. Newly fitted, obscure glazed window to front elevation with fitted, slatted blind. Traditional style, chrome and black, heated towel rail.

## SECOND FLOOR

### Bedroom Three

14'7" x 10'0" (4.45 x 3.05)

A return, wooden staircase with handrail leads up to a double bedroom with two, double glazed windows, exposed painted beams, fitted cupboards providing a good amount of under eaves storage and painted floorboards. Planning permission was previously granted to extend and develop the second floor further, plans are available. Hatch into loft area.

## OUTSIDE

### Garden And Driveway Parking

The property benefits from level, lawned gardens to both front and

rear with stone walling and wrought iron railings and gate with trailing clematis adding to the curb appeal of this most charming detached cottage. A cobbled driveway with gate leading to the rear garden provides invaluable parking for two cars. The garden to the rear is a good size with a spacious patio area, ideal for al-fresco entertaining, and a level lawn which enjoys a good amount of sunshine. A stone wall with tall hedging to one side maintains privacy in addition to laurel hedging, smart fencing and stone walling. The garden has a beautiful Acer tree and borders with shrubs and raspberry bushes. Outdoor light and tap. Stone steps lead down to the lower ground floor of the property, which, having its own access, could be a separate flat for a dependent relative, Airbnb or teenager's accommodation.

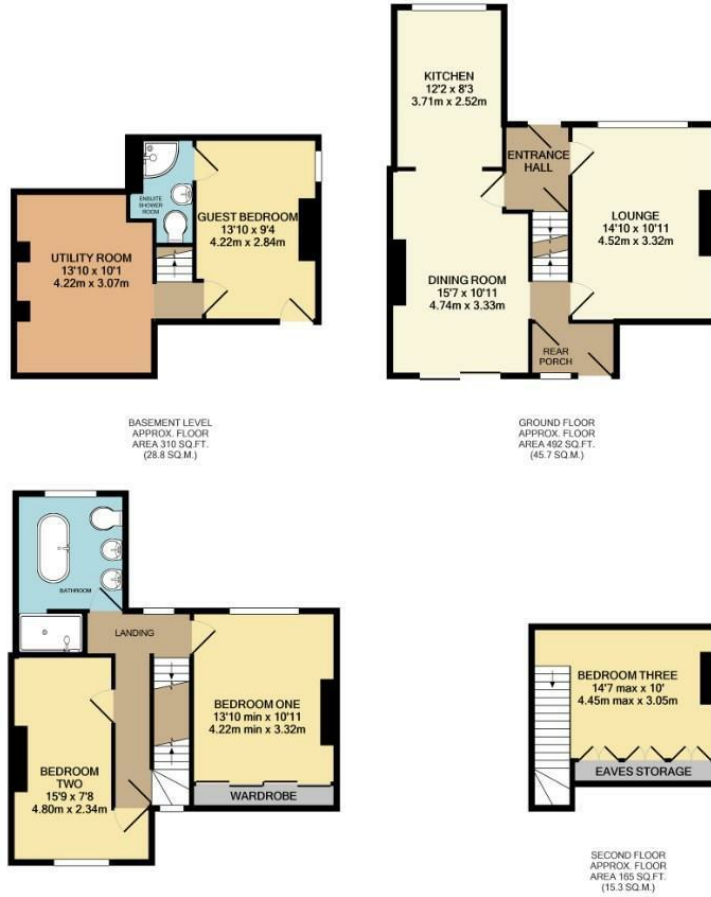
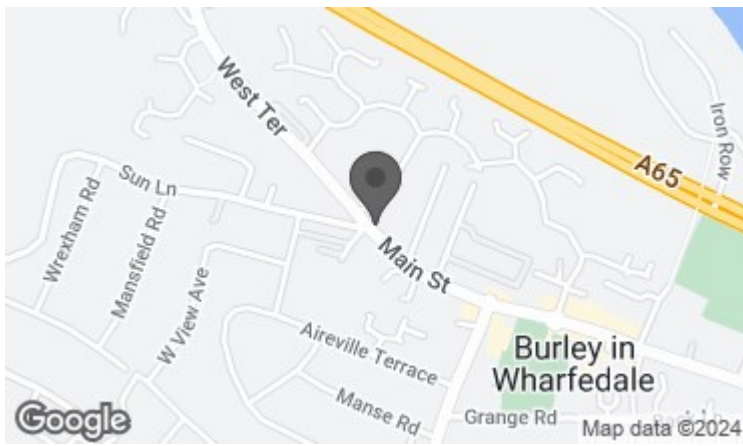
## NOTES

Please note, in accordance with the Estate Agents Act 1979 that this property is being marketed on behalf of an employee of Harrison Robinson Ltd.

## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
77	41

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	C

England & Wales EU Directive 2002/91/EC

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